IN OR 889/940

SHIRLEY BROWN CEMETERY
2491 RUBY DRIVE
HILLIARD, FL 32046

2025

16-2N-23-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2500 CHOLERTON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,300
TOTAL MARKET VALUE		51,300
SOH/AGL Deduction		32,941
ASSESSED VALUE		18,359
TOTAL EXEMPTION VALUE	15	18,359
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		51,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/0940	6/30/1999	WD	U	V	07	100
GRANTOR: CEMETERY SHIRLEY BORW						
GRANTEE: CEMETERY SHIRLEY BR						
0789/0030	4/02/1997	WD	Q	V	06	100
GRANTOR: BROWN JANELLE & WESLE						
GRANTEE: CEMETERY SHIRLEY BR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007610	C	CEMETERY	0		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,300							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.14 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 07/30/2025 BY SYS